

Chapter 7: Housing

Housing Tenure

HOUSING TENURE

In 2000, of the 718,231 occupied housing units in the City of Houston, 54% were Renter-Occupied and 46% were Owner-Occupied. There were 644,588 housing units in 1990, of which 55% were Renter-Occupied and 45% were Owner-Occupied. These figures are generally consistent with nationwide trends of homeownership, but also indicate a strong rental market in Houston. Most of the growth in the number of units occurred in the western half of the inner city, as well as the suburban edges of the City to the northeast, southeast, and southwest.

Owner-Occupied Units

In 2000, the highest numbers of owner-occupied housing units were found in Alief, Memorial, Kingwood and Clear Lake, each with over 12,000 owner-occupied units. All of these Super Neighborhoods, as well as Oak

Forest/Garden Oaks, had over 10,000 owner-occupied units in 1990.

High homeownership rates in 2000 were found in Kingwood, Lake Houston, Pleasantville, Hidden Valley, Westbranch and Fort Bend/Houston, all with over 75% owner-occupied units. Those Super Neighborhoods with lower homeownership rates (between 50% and 75%) are located mainly in the far southern, eastern, and northern sections of the City.

In 1990, only Hidden Valley exceeded 75% homeownership rate, and fewer Super Neighborhoods had 50-75% ownership rates. These were also mainly located outside Loop 610.

Between 1990 and 2000, large increases on owner-occupied units occurred in Kingwood and Clear Lake, each adding over 4,000 such units. Eldridge/West Oaks, Greater Uptown and Alief added over 2,000 owner occupied

Table 7.5

Housing Units by Tenure

	Units		% of total	
	2000	1990	2000	1990
Total Occupied Units	718,231	644,588	100.0%	100.0%
Owner-Occupied	329,006	292,042	45.8%	45.3%
Renter-Occupied	389,225	352,546	54.2%	54.7%

Change in Housing Units by Tenure

	Units		#	%
	2000	1990	change	change
Total Occupied Units	718,231	644,588	73,643	11.4%
Owner-Occupied	329,006	292,042	36,964	12.7%
Renter-Occupied	389,225	352,546	36,679	10.4%

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units. Of 88 Super Neighborhoods in the City, 19 experienced a decrease in owner-occupied units, with the greatest decrease occurring in Magnolia Park (912 units) and Sunnyside (476 units).

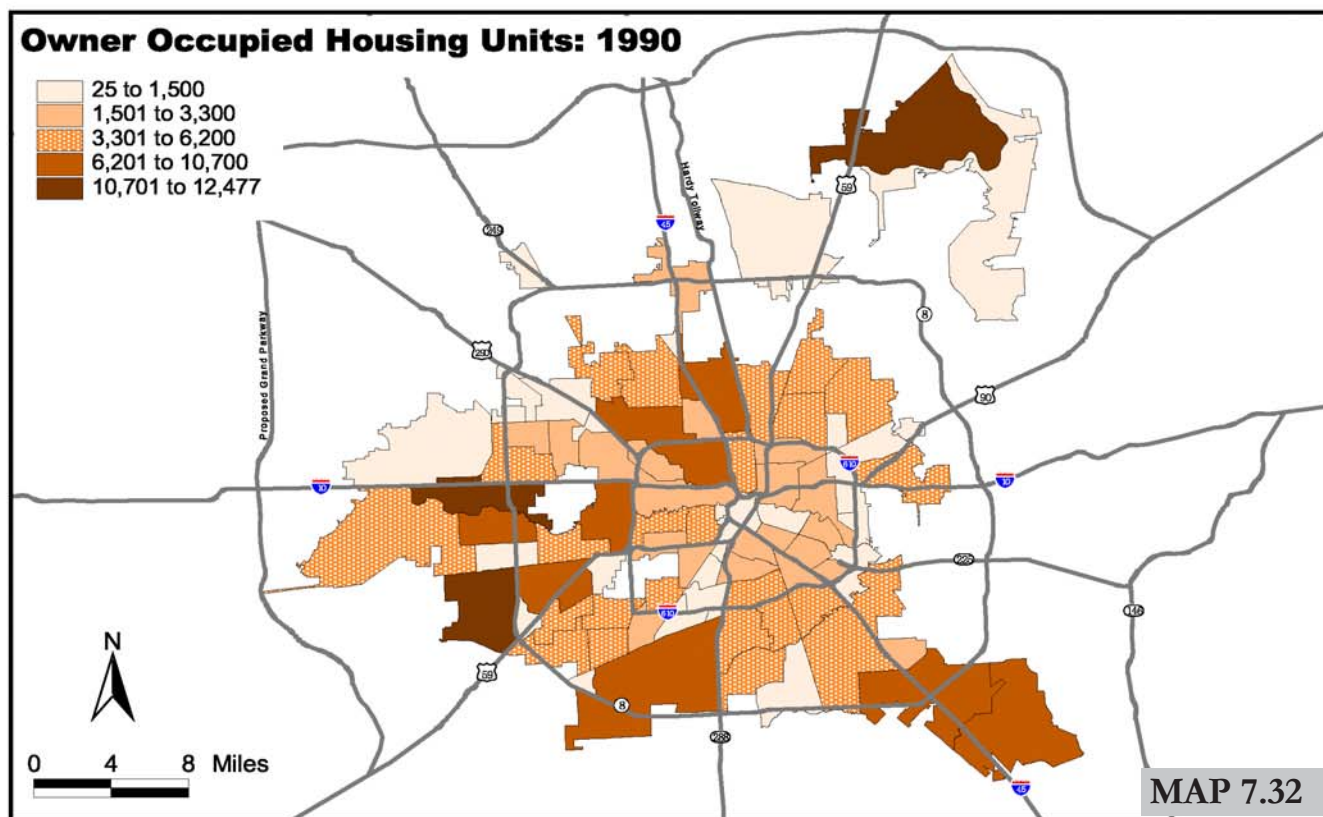
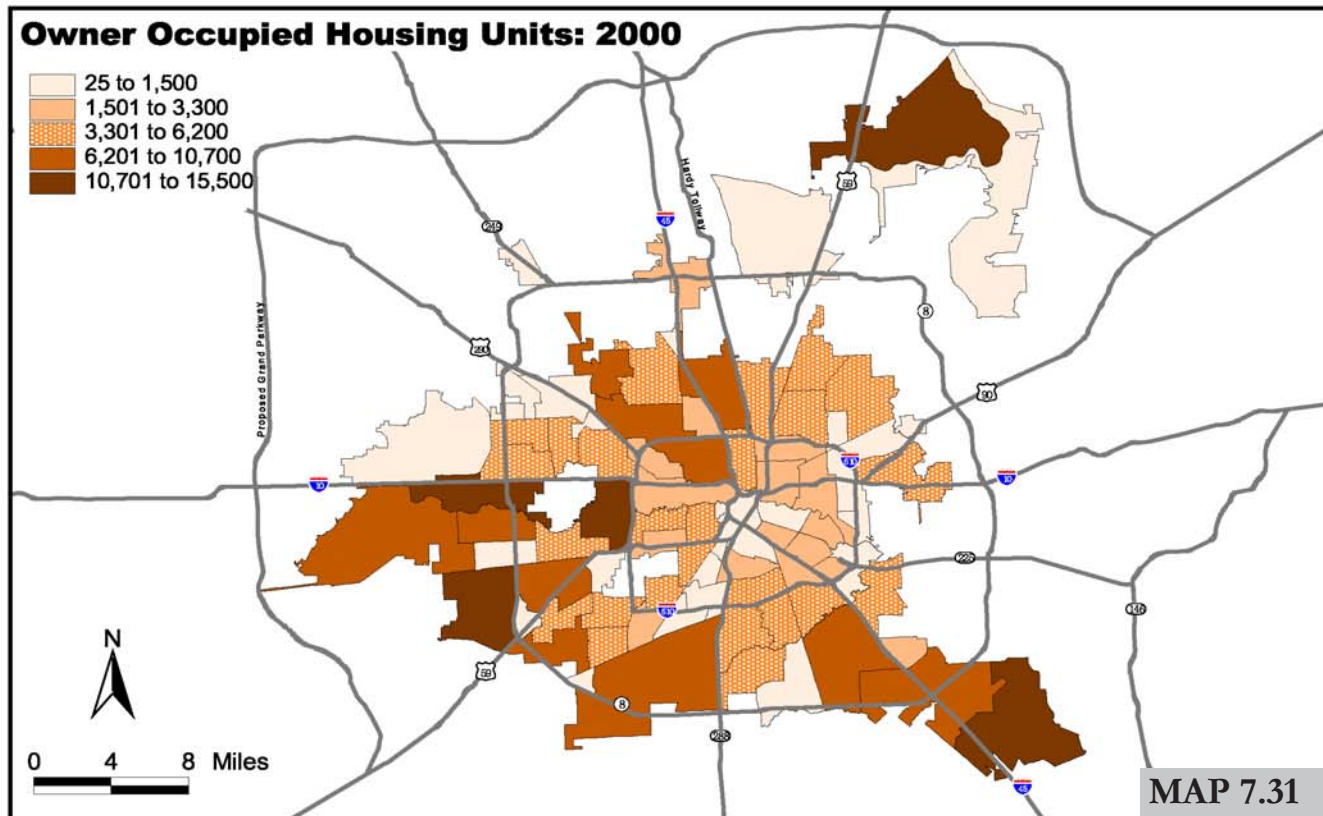
Renter-Occupied Units

Both in 1990 and 2000, renter-occupied housing units were most numerous in Alief, Sharpstown and Woodlake/Briar Meadow. In 2000, each had over 16,000 such units, compared to 15,000 in 1990.

Between 1990 and 2000, Super Neighborhoods along the Westpark corridor experienced significant increases in renter-occupied units. Eldridge/West Oaks, Westchase, Briar Forest, Sharpstown, Gulfton and Greenway/Upper Kirby all had increases of 2,000 or more renter-occupied units. Decreases in renter-occupied units can be noted in Alief, Magnolia Park, Airport Area and Meyerland, each of which experienced decreases of over 500 renter-occupied units.

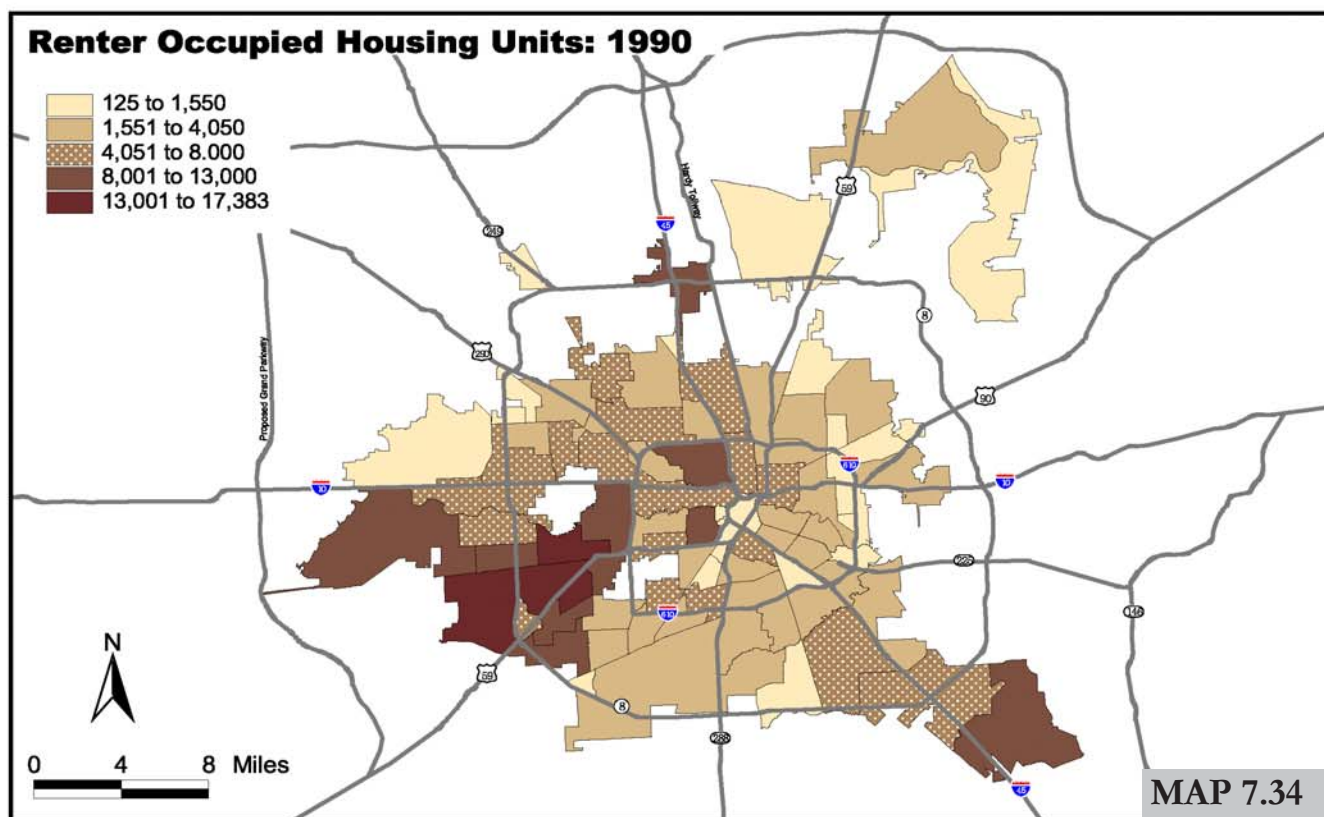
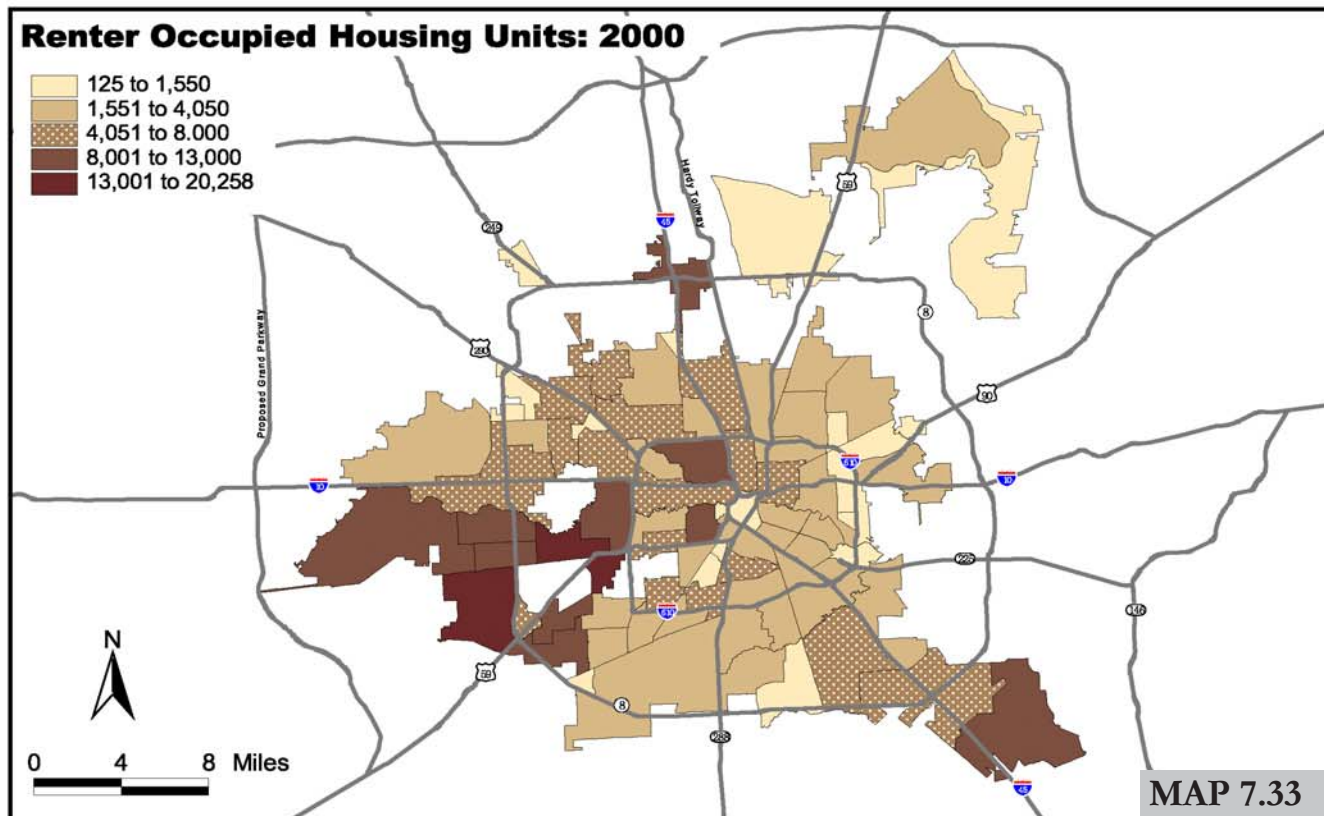
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